Advanced Payments

Wednesday, November 6, 2024 9:27

Posted Date 10/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
10669	Owner	Beckemeier,Laureen	0.00	0.00	-20.00	0.00	-20.00
10686	Owner	Foro,Jennifer	0.00	-85.25	0.00	0.00	-85.25
12232	Owner	Nameth,Mary S.	-82.00	-10.00	-40.00	-80.00	-212.00
18056	Owner	Thompson Kane and Co, Inc.,E	-250.00	0.00	0.00	0.00	-250.00
17046	Owner	Martinez,Phillip and Idalia	-250.00	0.00	0.00	0.00	-250.00
11000	Owner	Rahn,Jacob Glicklich and Sara	-250.00	0.00	0.00	0.00	-250.00
11225	Owner	Ludke,Barbara J.	-250.00	0.00	0.00	0.00	-250.00
11333	Owner	Johnson,Michael G.	-250.00	0.00	0.00	0.00	-250.00
11997	Owner	McRae,Georgia	-250.00	0.00	0.00	0.00	-250.00
17093	Owner	Hoya,Jessica and Richard	-250.00	0.00	-4.00	0.00	-254.00
11210	Owner	Steil,Jennifer	-100.00	0.00	-200.00	0.00	-300.00
10674	Owner	Leonhardt,Terry L	-500.00	0.00	0.00	0.00	-500.00
10655	Owner	Burazin,Colleen	0.00	0.00	0.00	-500.00	-500.00
12105	Owner	Shahabuddin,Syed	0.00	0.00	-250.00	-250.00	-500.00
19145	Owner	McGovern,Elizabeth	-500.00	0.00	-50.00	0.00	-550.00
17315	Owner	Kramer,David	-525.00	-25.00	0.00	0.00	-550.00
11766	Owner	Hoffmann,Amy	-250.00	0.00	0.00	-315.37	-565.37
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-290.00	-110.00	0.00	-690.00
15615	Owner	Grochowski,Vera	-250.00	-250.00	-250.00	0.00	-750.00
10687	Owner	Kloosterman,John and Sally	-750.00	0.00	0.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
10662	Owner	Bowen,James	-250.00	-50.00	-300.00	-150.00	-750.00
10651	Owner	Cooper,Adrienne	-250.00	-250.00	-250.00	0.00	-750.00
10670	Owner	Schuman,Laura	-250.00	-250.00	-250.00	0.00	-750.00
10667	Owner	LeMere,Ruth	-250.00	-250.00	-250.00	0.00	-750.00
10685	Owner	Hanson,Barbara	-50.00	-50.00	-50.00	-600.00	-750.00
11203	Owner	Marinello,Pamela A.	-300.00	-300.00	-200.00	0.00	-800.00
16743	Owner	Vedder,Anne and Robert	-250.00	-250.00	-250.00	-240.00	-990.00
10657	Owner	Malek,James and Linda	-1,000.00	0.00	0.00	0.00	-1,000.00
10615	Owner	Morris,Sharon	0.00	-750.00	0.00	-250.00	-1,000.00
10636	Owner	Normington,Roy	0.00	0.00	0.00	-1,000.00	-1,000.00
17541	Owner	Juchniewicz,Toni	-500.00	-250.00	-250.00	-5.00	-1,005.00
10654	Owner	Investments LLC,Grandville	-500.00	0.00	0.00	-735.00	-1,235.00
10676	Owner	Neuburg,Mary	-3,050.00	0.00	0.00	-967.00	-4,017.00
Count:	34		-11,897.00	-3,310.25	-2,974.00	-5,092.37	-23,273.62

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
Credit Assessment	40000	-50.00

Posted Date 10/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact		Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
Payment		10000	-23,223.62					
			-23,273.62					

AP Check Register with Detail

Check Date 10/1/2024 To 10/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor / Expense / Memo	Department	Amount	Status
Invoice #						
Operating						**13**
Auto	10/15/2024	28331	**Charter Communications**		216.72	PAID
Inv. # 0146669100124		6032	6000- Phone Lines October 2024 Phone Lines	Operating	108.36	
Inv. # 0146669100124		6023	6000- Internet (Security) October 2024 Internet	Operating	108.36	
Auto	10/15/2024	28332	**Charter Communications**		216.72	PAID
Inv. # 0149028100124		6023-1	6020- Internet (Security) October 2024 Internet	Operating	108.36	
Inv. # 0149028100124		6032-1	6020- Phone Lines October 2024 Phone Lines	Operating	108.36	
Auto	10/15/2024	28329	**City of Cudahy Water/Sewer Dept.**		2,067.78	PAID
Inv. # 4012660010032024		6001-1	6020- Water & Sewer 6020 - 7/1/24 - 8/31/24 Water & Sewer	Operating	2,067.78	
Auto	10/15/2024	28330	**City of Cudahy Water/Sewer Dept.**		1,922.11	PAID
Inv. # 4012100010032024		6001	6000- Water & Sewer 6000 - 7/1/24 - 8/31/24 Water & Sewer	Operating	1,922.11	
1870	10/2/2024	28223	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 173503		6026	6000- Common Area Cleaning October 2024 Janitorial	Operating	172.50	
Inv. # 173503		6026-1	6020- Common Area Cleaning October 2024 Janitorial	Operating	172.50	
1871	10/10/2024	28280	**Grunau Company, Inc.**		508.32	PAID
Inv. # 1052F302175		6014	6000- Fire Alarm Monitoring 5/1/24 - 4/30/25 Fire Alarm Monitoring	Operating	508.32	
1872	10/10/2024	28281	**Grunau Company, Inc.**		508.32	PAID
Inv. # 1052F302177		6014-1	6020- Fire Alarm Monitoring 5/1/24 - 4/30/25 Fire Alarm Monitoring	Operating	508.32	
1873	10/10/2024	28285	**Legacy Landscaping LLC**		1,529.84	PAID
Inv. # 227362		6002	6000- Landscape Maint. 7 of 7 Landscape Contract	Operating	764.92	
Inv. # 227362		6002-1	6020- Landscape Maint. 7 of 7 Landscape Contract	Operating	764.92	
1874	10/10/2024	28289	**Richard Kulakowski**		711.40	PAID
Inv. # 1042024		6009	6000- Gen Maint & Rep Reimbursement for hallways bulbs and fixtures	Operating	355.70	
Inv. # 1042024		6009-1	6020- Gen Maint & Rep Reimbursement for hallways bulbs and fixtures	Operating	355.70	
1875	10/17/2024	28373	**Lakeland Sprinkler, Inc.**		275.00	PAID
Inv. # 36580		6013-1	6020- Irrigation System Winterize Irrigation	Operating	137.50	
Inv. # 36580		6013	6000- Irrigation System Winterize Irriation	Operating	137.50	
1876	10/18/2024	28375	**Sid Grinker Restoration, Inc.**		35,601.12	PAID

AP Check Register with Detail

Check Date 10/1/2024 To 10/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Inv. # SI-24255		6036	6000- Restoration Repairs	Operating	35,601.12	
			Restoration repairs due to pipe break in #204			
1877	10/18/2024	28378	**Ener-Con Companies, Inc.**		17.50	PAID
Inv. # 49568		6009-1	6020- Gen Maint & Rep	Operating	17.50	
			10/8/24 Remove canopy and put in furnace room			
1878	10/21/2024	28394	**Wrangler Holdco Corp.**		1,093.11	PAID
Inv. # U80000348007		6022	6000- Refuse Disposal	Operating	546.55	
			November 2024 Refuse			
Inv. # U80000348007		6022-1	6020- Refuse Disposal	Operating	546.56	
			November 2024 Refuse			
1879	10/21/2024	28412	**Ener-Con Companies, Inc.**		150.26	PAID
Inv. # 49567		6009-1	6020- Gen Maint & Rep	Operating	75.13	
			10/8/24 Maintenance Inspection			
Inv. # 49567		6009	6000- Gen Maint & Rep	Operating	75.13	
			10/8/24 Maintenance Inspection			
1880	10/29/2024	28493	**We Energies**		491.48	PAID
Inv. # 5220088137		6000-1	6020- Electric & Gas	Operating	491.48	
			6020 - 9/17/24 - 10/16/24 Gas & Electric			
1881	10/29/2024	28502	**Ener-Con Companies, Inc.**		1,368.00	PAID
Inv. # 49622		6012-1	6020- Management Fees	Operating	684.00	
			November 2024 Management Fees			
Inv. # 49622		6012	6000- Management Fees	Operating	684.00	
			November 2024 Management Fees			

Total	**47,022.68**
Voided	**0.00**
Operating TOTAL $	**47,022.68**

Monthly Financial Report

Period Ending: November 30th, 2024

Contents:

- First Citizens Bank (Operating) Reconciliation
- First Citizens Bank (Operating) Statement
- First Citizens Bank (Reserve) Reconciliation
- First Citizens Bank (Reserve) Statement
- Balance Sheet
- Budget Vs. Actual
- Delinquent Accounts
- Prepaid Accounts
- Check Register (Paid Bills)

Presented By:

FOREST GREEN
Realty & Management

Kirsten Capps ARM CMCA CPM AMS

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654
Statement Date: 11/30/2024 G/L Balance: 49,713.89
Linked Statement: None Statement Balance: 49,713.89

Item	Date	Check #	Amount	Balance
			Previous Balance:	35,663.30
Cudahy Connection Condominium Association	8/14/2024	1849	-1,000.00	34,663.30
Lakeland Sprinkler, Inc.	10/17/2024	1875	-275.00	34,388.30
We Energies	10/29/2024	1880	-491.48	33,896.82
Sid Grinker Restoration, Inc.	11/1/2024	1882	-8,070.00	25,826.82
Sid Grinker Restoration, Inc.	11/1/2024	1883	-19,944.42	5,882.40
TK Elevator Corporation	11/2/2024	1884	-1,236.62	4,645.78
Jan-Pro of Milwaukee	11/2/2024	1885	-345.00	4,300.78
Richard Kulakowski	11/8/2024	1886	-394.57	3,906.21
We Energies	11/10/2024	1887	-391.57	3,514.64
Charter Communications	11/13/2024	Auto	-216.72	3,297.92
TK Elevator Corporation	11/17/2024	1888	-648.00	2,649.92
Legacy Landscaping LLC	11/19/2024	1889	-1,987.58	662.34
Ener-Con Companies, Inc.	11/24/2024	1890	-17.50	644.84
Charter Communications	11/25/2024	Auto	-216.72	428.12
		Total Checks:	**-35,235.18**	
Adjustment Batch	11/1/2024		250.00	678.12
Lockbox	11/1/2024		10,100.00	10,778.12
Payment from Pekin #5264410	11/1/2024		23,014.42	33,792.54
Lockbox	11/4/2024		510.00	34,302.54
Lockbox	11/5/2024		500.00	34,802.54
Lockbox	11/6/2024		500.00	35,302.54
Lockbox	11/8/2024		750.00	36,052.54
Lockbox	11/12/2024		1,275.00	37,327.54
Lockbox	11/13/2024		250.00	37,577.54
Lockbox	11/15/2024		250.00	37,827.54
Lockbox	11/18/2024		250.00	38,077.54
Lockbox	11/19/2024		750.00	38,827.54
Lockbox	11/20/2024		250.00	39,077.54
Lockbox	11/21/2024		250.00	39,327.54
Income from Charter	11/22/2024		1,329.01	40,656.55
Lockbox	11/22/2024		500.00	41,156.55
Lockbox	11/25/2024		775.00	41,931.55
Lockbox	11/26/2024		500.00	42,431.55
Lockbox	11/27/2024		2,100.00	44,531.55
Adjustment Batch	11/29/2024		5,180.60	49,712.15
Bank Reconcile: Interest Earned	11/30/2024		1.74	49,713.89
		Total Deposits / Adjustments:	**49,285.77**	
			Statement Balance:	**49,713.89**

Outstanding Items:

* voided check

Bank Reconciliation Summary: Operating	**Account: *****2654**
G/L Balance:	49,713.89
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	49,713.89
Statement Balance:	49,713.89
G/L and Balance Difference:	0.00

P.O. Box 64084
Phoenix, AZ 85082
866-800-4656 (toll free)

First Citizens Bank.

11-30-24
274552654

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

27455 265 4 NOW ACCOUNT

Previous Balance	10-31-24	35,663.30
+Deposits/Credits	20	49,284.03
-Checks/Debits	14	35,235.18
-Service Charge		.00
+Interest Paid		1.74
Current Balance		49,713.89
Days in Statement Period	30	

* - - - - - - - - - - - -INTEREST SUMMARY- - - - - - - - - - - - - *

Interest Earned From 11/01/24 To 11/30/24	
Days in Period	30
Interest Earned	1.74
Annual Percentage Yield Earned	.05
Interest Paid this Year	12.78
Interest Withheld this Year	.00

* - - - - - - - - - - - - -DESCRIPTIVE TRANSACTIONS- - - - - - - - - - *

Date	Description	Amount
11-01	Image Deposit	23264.42
11-01	Lockbox Deposit	2600.00
11-04	Lockbox Deposit	510.00
11-05	Lockbox Deposit	500.00
11-06	Lockbox Deposit	500.00
11-08	Lockbox Deposit	750.00
11-12	Lockbox Deposit	1275.00
11-13	Lockbox Deposit	250.00
11-15	Lockbox Deposit	250.00
11-18	Lockbox Deposit	250.00
11-19	Lockbox Deposit	750.00
11-20	Lockbox Deposit	250.00
11-21	Lockbox Deposit	250.00
11-22	Image Deposit	1329.01
11-22	Lockbox Deposit	500.00
11-25	Lockbox Deposit	775.00
11-26	Lockbox Deposit	500.00
11-27	Lockbox Deposit	2100.00
11-29	Lockbox Deposit	5180.60
11-29	Interest Pymt	1.74

* - - - - - - - - - - - - - - - - -EFT ACTIVITY- - - - - - - - - - - - - - *

Date	Description	Amount
11-01	CUDAHY CONNECTIO Assoc Pmt 202336771 -SETT-A228SFTP5	7500.00
11-04	888C659055948627 35554 JanPro of Milwau A1885	345.00-
11-19	888C093121046432 35554	1987.58-

Continued on Next Page

Member FDIC

Equal Housing Lender

11-30-24
274552654

ENER-CON COMPANIES INC AGENT FOR

	Legacy Landscapi		
	A1889		
11-20	SPECTRUM	SPECTRUM	216.72-
	KIRSTEN CAPPS		
	9570597		
11-20	SPECTRUM	SPECTRUM	216.72-
	KIRSTEN CAPPS		
	9570901		
11-25	888C763847942151	35554	17.50-
	EnerCon Companie		
	A1890		

* - - - - - - - - - - - - - - - - -CHECKS PAID- - - - - - - - - - - - - - - -*

No.	Date	Amount	No.	Date	Amount
1849	11-07	1000.00	1875*	11-05	275.00
1880*	11-07	491.48	1882*	11-04	8070.00
1883	11-04	19944.42	1884	11-12	1236.62
1886*	11-19	394.57	1887	11-20	391.57
1888	11-22	648.00			

* - - - - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - - - - - - - - -*

Date	Balance	Date	Balance	Date	Balance
10-31	35663.30	11-01	69027.72	11-04	41178.30
11-05	41403.30	11-06	41903.30	11-07	40411.82
11-08	41161.82	11-12	41200.20	11-13	41450.20
11-15	41700.20	11-18	41950.20	11-19	40318.05
11-20	39743.04	11-21	39993.04	11-22	41174.05
11-25	41931.55	11-26	42431.55	11-27	44531.55
11-29	49713.89				

* - - - - - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957
Statement Date: 11/30/2024
Linked Statement: None

G/L Balance: 152,307.05
Statement Balance: 152,307.05

Item	Date	Check #	Amount	Balance
			Previous Balance:	152,273.26
Bank Reconcile: Interest Earned	11/30/2024		33.79	152,307.05
	Total Deposits / Adjustments:		**33.79**	
			Statement Balance:	**152,307.05**

Outstanding Items:

Bank Reconciliation Summary: Reserve Account: *****0957

G/L Balance:	152,307.05
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	152,307.05
Statement Balance:	152,307.05
G/L and Balance Difference:	0.00

* voided check

P.O. Box 64084
Phoenix, AZ 85082
866-800-4656 (toll free)

First Citizens Bank.

11-30-24
274850957

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

27485 095 7 MONEY MARKET ACCOUNT

Previous Balance	10-31-24	152,273.26
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		33.79
Current Balance		152,307.05
Days in Statement Period	30	

-INTEREST SUMMARY-

Interest Earned From 11/01/24 To 11/30/24

Days in Period	30
Interest Earned	33.79
Annual Percentage Yield Earned	.27
Interest Paid this Year	526.38
Interest Withheld this Year	.00

-DESCRIPTIVE TRANSACTIONS-

Date	Description	Amount
11-29	Interest Pymt	33.79

-DAILY BALANCE SUMMARY-

Date	Balance	Date	Balance	Date	Balance
10-31	152273.26	11-29	152307.05		

-OVERDRAFT CHARGES/REFUNDS SUMMARY

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Member FDIC

Equal Housing Lender

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 11/30/2024

Assets		
Cash		
Operating	49,713.89	
Funds with Ogden	1,000.00	
Reserve	152,307.05	
Total Cash	203,020.94	
Total Assets		*203,020.94*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(31,143.25)	
Total Equity	203,020.94	
Total Liabilities & Equity		*203,020.94*

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 11/1/2024 To 11/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	19,025.00	19,000.00	190,984.83	209,000.00	(18,015.17)	8.62%	228,000.00
Prepaid Assessments	5,890.60	0.00	29,164.22	0.00	29,164.22	-100.00%	0.00
Special Assessment	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00
TOTAL Assessment Revenue	24,915.60	19,000.00	220,149.05	209,000.00	11,149.05	-5.33%	266,000.00
Other Revenue							
Late Fees	25.00	0.00	440.00	0.00	440.00	-100.00%	0.00
Interest	1.74	0.00	12.78	0.00	12.78	-100.00%	0.00
Reserve Fund	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	0.00
Transfer Fees	0.00	0.00	1,100.00	0.00	1,100.00	-100.00%	0.00
Maint. Charge Back	(648.00)	0.00	869.50	0.00	869.50	-100.00%	0.00
Fines	0.00	0.00	50.00	0.00	50.00	-100.00%	0.00
Coupon Book	0.00	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	1,329.01	0.00	5,124.43	0.00	5,124.43	-100.00%	0.00
TOTAL Other Revenue	707.75	0.00	134,348.06	0.00	134,348.06	0.00%	0.00
TOTAL Income	25,623.35	19,000.00	354,497.11	209,000.00	145,497.11	-69.62%	266,000.00
Expense							
Administrative							
6000- Office Supplies	0.00	0.00	166.52	50.00	116.52	-233.04%	100.00
6020- Office Supplies	0.00	0.00	166.53	50.00	116.53	-233.06%	100.00
6000- Management Fees	0.00	684.17	8,065.00	7,525.87	539.13	-7.16%	8,210.00
6020- Management Fees	0.00	684.17	8,065.00	7,525.87	539.13	-7.16%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	112.50	(20.00)	17.78%	112.50
6020- Licenses, Fees & Pe	0.00	0.00	92.50	112.50	(20.00)	17.78%	112.50
6000- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
Taxes	0.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	0.00	1,368.34	17,782.05	16,081.74	1,700.31	-10.57%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	508.32	675.00	(166.68)	24.69%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	508.32	675.00	(166.68)	24.69%	675.00
6000- Fire Protection Insp/F	0.00	0.00	797.42	500.00	297.42	-59.48%	1,500.00
6020- Fire Protection Insp/F	0.00	0.00	797.43	500.00	297.43	-59.49%	1,500.00
TOTAL Fire Protection	0.00	0.00	2,611.49	2,350.00	261.49	-11.13%	4,350.00
Insurance							
6000- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6000- Restoration Repairs	5,000.00	0.00	(2,710.00)	0.00	(2,710.00)	-92.78%	0.00
TOTAL Insurance	5,000.00	0.00	39,084.00	21,680.00	17,404.00	-80.28%	21,680.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 11/1/2024 To 11/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Landscaping							
6000- Landscape Maint.	0.00	1,000.00	5,485.79	7,000.00	(1,514.21)	21.63%	7,000.00
6020- Landscape Maint.	0.00	1,000.00	5,485.79	7,000.00	(1,514.21)	21.63%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00
6020- Landscape Improv.	0.00	0.00	122.82	2,500.00	(2,377.18)	95.09%	2,500.00
6000- Snow Removal	993.79	960.00	3,889.51	3,840.00	49.51	-1.29%	4,800.00
6020- Snow Removal	993.79	960.00	3,889.51	3,840.00	49.51	-1.29%	4,800.00
6000- Irrigation System	0.00	0.00	576.00	650.00	(74.00)	11.38%	650.00
6020- Irrigation System	0.00	0.00	576.00	650.00	(74.00)	11.38%	650.00
TOTAL Landscaping	1,987.58	3,920.00	20,025.42	27,980.00	(7,954.58)	28.43%	29,900.00
Professional Reports							
Reserve Study	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
TOTAL Professional Reports	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
Repairs and Maintenance							
6000- Gen Maint & Rep	197.28	541.67	3,237.48	5,958.37	(2,720.89)	45.67%	6,500.00
6020- Gen Maint & Rep	214.79	541.67	6,987.05	5,958.37	1,028.68	-17.26%	6,500.00
6000- Common Area Clean	172.50	195.83	2,187.14	2,154.13	33.01	-1.53%	2,350.00
6020- Common Area Clean	172.50	195.83	2,187.15	2,154.13	33.02	-1.53%	2,350.00
6000- Elevator Inspection/ I	618.31	625.00	2,623.24	2,500.00	123.24	-4.93%	2,500.00
6020- Elevator Inspection /	618.31	625.00	2,523.24	2,500.00	23.24	-0.93%	2,500.00
6000- Garage Door Mainter	0.00	0.00	1,250.00	1,000.00	250.00	-25.00%	1,000.00
6020- Garage Door Mainter	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Building Improvemen	0.00	0.00	52,425.57	0.00	52,425.57	-100.00%	0.00
6020- Building Improvemen	0.00	0.00	54,222.36	0.00	54,222.36	-100.00%	0.00
6000- Garage Cleaning	0.00	1,050.00	0.00	1,050.00	(1,050.00)	100.00%	1,050.00
6020- Garage Cleaning	0.00	1,050.00	0.00	1,050.00	(1,050.00)	100.00%	1,050.00
6000- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6020- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
6020- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
TOTAL Repairs and Maintena	1,993.69	4,825.00	132,454.03	28,925.00	103,529.03	-357.92%	30,400.00
Reserve							
Reserve Transfer	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Reserve	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
Utility							
6000- Electric & Gas	391.57	708.33	5,501.16	7,791.63	(2,290.47)	29.40%	8,500.00
6020- Electric & Gas	0.00	708.33	6,990.71	7,791.63	(800.92)	10.28%	8,500.00
6000- Water & Sewer	0.00	0.00	9,465.43	10,000.00	(534.57)	5.35%	12,000.00
6020- Water & Sewer	0.00	0.00	10,114.93	10,000.00	114.93	-1.15%	12,000.00
6000- Refuse Disposal	0.00	500.00	5,175.82	5,500.00	(324.18)	5.89%	6,000.00
6020- Refuse Disposal	0.00	500.00	5,315.95	5,500.00	(184.05)	3.35%	6,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 11/1/2024 To 11/30/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6000- Internet (Security)	108.36	166.67	1,210.16	1,833.37	(623.21)	33.99%	2,000.00
6020- Internet (Security)	108.36	166.67	1,223.83	1,833.37	(609.54)	33.25%	2,000.00
6000- Cable	0.00	83.33	37.91	916.63	(878.72)	95.86%	1,000.00
6020- Cable	0.00	83.33	37.91	916.63	(878.72)	95.86%	1,000.00
6000- Phone Lines	108.36	116.67	1,159.14	1,283.37	(124.23)	9.68%	1,400.00
6020- Phone Lines	108.36	116.67	1,176.80	1,283.37	(106.57)	8.30%	1,400.00
TOTAL Utility	825.01	3,150.00	47,409.75	54,650.00	(7,240.25)	13.25%	61,800.00
TOTAL Expense	9,806.28	13,263.34	305,787.99	198,512.99	107,275.00	-54.04%	228,000.00
Excess Revenue / Expense	15,817.07	5,736.66	48,709.12	10,487.01	38,222.11	-364.47%	38,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 11/1/2024 To 11/30/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	33.79	0.00	526.38	0.00	526.38	-100.00%	0.00
Reserve Fund	0.00	0.00	46,421.25	46,421.25	0.00	0.00%	61,895.00
TOTAL Other Revenue	33.79	0.00	46,947.63	46,421.25	526.38	-1.13%	61,895.00
TOTAL Income	33.79	0.00	46,947.63	46,421.25	526.38	-1.13%	61,895.00
Expense							
Reserve							
Reserve Transfer	0.00	0.00	126,800.00	0.00	126,800.00	-100.00%	38,000.00
TOTAL Reserve	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
TOTAL Expense	0.00	0.00	126,800.00	0.00	126,800.00	0.00%	38,000.00
Excess Revenue / Expense	33.79	0.00	(79,852.37)	46,421.25	(126,273.62)	272.02%	23,895.00

A/R Delinquency

Monday, December 2, 2024 16:16

Posted Date 11/30/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12001	Owner	Late Fee	Castro,Damary	653.00	0.00	25.00	0.00	678.00
10638	Owner	Late Fee	Goeden,Ralph	25.00	0.00	0.00	0.00	25.00
Count:	2			678.00	0.00	25.00	0.00	703.00

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
6000 Maintenance Chargeb	40019	648.00
Assessment	40019	5.00
Late Fee	40019	50.00
		703.00

Advanced Payments

Monday, December 2, 2024 16:16

Posted Date 11/30/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12232	Owner	Nameth,Mary S.	-222.00	0.00	0.00	0.00	-222.00
10633	Owner	Schultz,Christine	-250.00	0.00	0.00	0.00	-250.00
17089	Owner	McRae,Timothy G.	-250.00	0.00	0.00	0.00	-250.00
17311	Owner	Paikowski,Paul J., Caitlin F. an	-250.00	0.00	0.00	0.00	-250.00
17046	Owner	Martinez,Phillip and Idalia	-250.00	0.00	0.00	0.00	-250.00
17715	Owner	Ferger,Brock	-250.00	0.00	0.00	0.00	-250.00
18056	Owner	Thompson Kane and Co, Inc.,E	-250.00	0.00	0.00	0.00	-250.00
17296	Owner	Cotter,Terry	-250.00	0.00	0.00	0.00	-250.00
10669	Owner	Beckemeier,Laureen	-270.00	0.00	0.00	0.00	-270.00
11766	Owner	Hoffmann,Amy	0.00	-250.00	0.00	-65.37	-315.37
10620	Owner	Swezey,Bruce	-500.00	0.00	0.00	0.00	-500.00
11225	Owner	Ludke,Barbara J.	-500.00	0.00	0.00	0.00	-500.00
10655	Owner	Burazin,Colleen	0.00	0.00	0.00	-500.00	-500.00
17093	Owner	Hoya,Jessica and Richard	-500.00	-4.00	0.00	0.00	-504.00
17315	Owner	Kramer,David	0.00	-525.00	-25.00	0.00	-550.00
17699	Owner	Ebarp,Judy Berdan and Erik	-290.00	-290.00	-150.00	0.00	-730.00
11997	Owner	McRae,Georgia	-750.00	0.00	0.00	0.00	-750.00
11210	Owner	Steil,Jennifer	-700.00	-50.00	0.00	0.00	-750.00
11333	Owner	Johnson,Michael G.	-750.00	0.00	0.00	0.00	-750.00
10615	Owner	Morris,Sharon	0.00	0.00	-750.00	0.00	-750.00
10651	Owner	Cooper,Adrienne	-250.00	-250.00	-250.00	0.00	-750.00
10662	Owner	Bowen,James	-250.00	-250.00	-50.00	-200.00	-750.00
12105	Owner	Shahabuddin,Syed	-500.00	0.00	0.00	-250.00	-750.00
10667	Owner	LeMere,Ruth	-250.00	-250.00	-250.00	0.00	-750.00
11702	Owner	Gonzalez,Gloria	-250.00	-250.00	-250.00	0.00	-750.00
11706	Owner	Frederick,Steven M.	-750.00	0.00	0.00	0.00	-750.00
10657	Owner	Malek,James and Linda	0.00	-750.00	0.00	0.00	-750.00
10670	Owner	Schuman,Laura	-250.00	-250.00	-250.00	0.00	-750.00
15615	Owner	Grochowski,Vera	-250.00	-250.00	-250.00	0.00	-750.00
10674	Owner	Leonhardt,Terry L	-500.00	-250.00	0.00	0.00	-750.00
10687	Owner	Kloosterman,John and Sally	-250.00	-500.00	0.00	0.00	-750.00
10685	Owner	Hanson,Barbara	-250.00	-50.00	-50.00	-400.00	-750.00
17541	Owner	Juchniewicz,Toni	0.00	-500.00	-250.00	-5.00	-755.00
19145	Owner	McGovern,Elizabeth	-500.00	-250.00	0.00	-50.00	-800.00
11203	Owner	Marinello,Pamela A.	-250.00	-300.00	-250.00	0.00	-800.00
10686	Owner	Foro,Jennifer	-835.25	0.00	0.00	0.00	-835.25
10654	Owner	Investments LLC,Grandville	0.00	-500.00	0.00	-485.00	-985.00
16743	Owner	Vedder,Anne and Robert	-250.00	-250.00	-250.00	-240.00	-990.00
10636	Owner	Normington,Roy	-1,640.60	0.00	0.00	-750.00	-2,390.60
10676	Owner	Neuburg,Mary	0.00	-3,050.00	0.00	-717.00	-3,767.00

Posted Date 11/30/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status	Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
Count:	40		-13,457.85	-9,019.00	-3,025.00	-3,662.37	-29,164.22

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
Credit Assessment	40000	-50.00
Payment	10000	-29,114.22
		-29,164.22

AP Check Register with Detail

Check Date 11/1/2024 To 11/30/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Operating						**10**
Auto	11/13/2024	28642	**Charter Communications**		216.72	PAID
Inv. # 0146669110124		6023	6000- Internet (Security)	Operating	108.36	
			November 2024 Internet			
Inv. # 0146669110124		6032	6000- Phone Lines	Operating	108.36	
			November 2024 Phone Lines			
Auto	11/25/2024	28745	**Charter Communications**		216.72	PAID
Inv. # 0149028110124		6023-1	6020- Internet (Security)	Operating	108.36	
			November 2024 Internet			
Inv. # 0149028110124		6032-1	6020- Phone Lines	Operating	108.36	
			November 2024 Phone Lines			
1882	11/1/2024	28529	**Sid Grinker Restoration, Inc.**		8,070.00	PAID
Inv. # SI-24255		6036	6000- Restoration Repairs	Operating	8,070.00	
			Restoration repairs due to pipe break in #204			
1883	11/1/2024	28530	**Sid Grinker Restoration, Inc.**		19,944.42	PAID
Inv. # SI-24256		6036	6000- Restoration Repairs	Operating	19,944.42	
			Restoration repairs to unit #106			
1884	11/2/2024	28532	**TK Elevator Corporation**		1,236.62	PAID
Inv. # 3008182793		6027-1	6020- Elevator Inspection / Maintenanc	Operating	618.31	
			Elevator Inspections			
Inv. # 3008182793		6027	6000- Elevator Inspection/ Maintenanc	Operating	618.31	
			Elevator Inspections			
1885	11/2/2024	28533	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 174783		6026	6000- Common Area Cleaning	Operating	172.50	
			November 2024 Janitorial			
Inv. # 174783		6026-1	6020- Common Area Cleaning	Operating	172.50	
			November 2024 Janitorial			
1886	11/8/2024	28593	**Richard Kulakowski**		394.57	PAID
Inv. # 1172024		6009	6000- Gen Maint & Rep	Operating	197.28	
			Reimbursement for lighting and plumbing materials			
Inv. # 1172024		6009-1	6020- Gen Maint & Rep	Operating	197.29	
			Reimbursement for lighting and plumbing			
1887	11/10/2024	28594	**We Energies**		391.57	PAID
Inv. # 5225033303		6000	6000- Electric & Gas	Operating	391.57	
			6000 - 9/22/24 - 10/21/24 Gas & Electric			
1888	11/17/2024	28658	**TK Elevator Corporation**		648.00	PAID
Inv. # 5002632019		40045	Maint. Charge Back	Operating	648.00	
			Billed Back to 6000 #113			
1889	11/19/2024	28671	**Legacy Landscaping LLC**		1,987.58	PAID
Inv. # 227442		6004	6000- Snow Removal	Operating	993.79	
			1 of 5 Snow Removal			
Inv. # 227442		6004-1	6020- Snow Removal	Operating	993.79	
			1 of 5 Snow Removal			
1890	11/24/2024	28731	**Ener-Con Companies, Inc.**		17.50	PAID

AP Check Register with Detail

Check Date 11/1/2024 To 11/30/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Inv. # 49800		6009-1	6020- Gen Maint & Rep	Operating	17.50	
			Inspect report of leak in space #38			
				Total	**33,468.70**	
				Voided	**0.00**	
				Operating TOTAL $	**33,468.70**	

Monthly Financial Report

Period Ending: December 31st, 2024

Contents:

- First Citizens Bank (Operating) Reconciliation
- First Citizens Bank (Operating) Statement
- First Citizens Bank (Reserve) Reconciliation
- First Citizens Bank (Reserve) Statement
- Balance Sheet
- Budget Vs. Actual
- Delinquent Accounts
- Prepaid Accounts
- Check Register (Paid Bills)

Presented By:

FOREST GREEN
Realty & Management

Kirsten Capps ARM CMCA CPM AMS

Director of Operations

kcapps@forestgreenrealty.com

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Operating Account: *****2654
Statement Date: 12/31/2024 G/L Balance: 6,113.48
Linked Statement: None Statement Balance: 6,113.48

Item	Date	Check #	Amount	Balance
			Previous Balance:	49,713.89
Ener-Con Companies, Inc.	9/30/2024	1902	-36.50	49,677.39
Forest Green Realty & Management	12/2/2024	1891	-1,368.00	48,309.39
We Energies	12/2/2024	1892	-486.25	47,823.14
GFL Environmental	12/2/2024	1893	-1,093.11	46,730.03
We Energies	12/2/2024	1894	-386.52	46,343.51
Ener-Con Companies, Inc.	12/3/2024	1895	-175.00	46,168.51
Ener-Con Companies, Inc.	12/3/2024	1896	-70.00	46,098.51
Ener-Con Companies, Inc.	12/3/2024	1897	-185.33	45,913.18
Grunau Company, Inc.	12/4/2024	1898	-937.22	44,975.96
Jan-Pro of Milwaukee	12/11/2024	1899	-345.00	44,630.96
Legacy Landscaping LLC	12/11/2024	1900	-1,987.58	42,643.38
Ener-Con Companies, Inc.	12/11/2024	1901	-111.20	42,532.18
City of Cudahy Water/Sewer Dept.	12/11/2024	Auto	-2,050.78	40,481.40
City of Cudahy Water/Sewer Dept.	12/11/2024	Auto	-2,107.77	38,373.63
Ener-Con Companies, Inc.	12/20/2024	1903	-167.95	38,205.68
		Total Checks:	**-11,508.21**	
Batch Void: Void Transaction	11/29/2024		-5,180.60	33,025.08
Lockbox	11/29/2024		5,180.60	38,205.68
Lockbox	12/2/2024		24,484.63	62,690.31
Lockbox	12/3/2024		898.00	63,588.31
Lockbox	12/4/2024		1,015.00	64,603.31
Lockbox	12/5/2024		500.00	65,103.31
Lockbox	12/6/2024		250.00	65,353.31
Lockbox	12/9/2024		1,000.00	66,353.31
Adjustment Batch	12/10/2024		500.00	66,853.31
Lockbox	12/10/2024		260.00	67,113.31
Adjustment Batch	12/11/2024		265.00	67,378.31
Lockbox	12/12/2024		233.00	67,611.31
Lockbox	12/13/2024		525.00	68,136.31
Adjustment Batch	12/16/2024		250.00	68,386.31
Lockbox	12/16/2024		797.75	69,184.06
Lockbox	12/17/2024		765.00	69,949.06
Reserve Transfer	12/17/2024		-65,473.75	4,475.31
Lockbox	12/18/2024		1,040.00	5,515.31
December 2024 Phone & Internet - Spectrum	12/20/2024		-433.44	5,081.87
Lockbox	12/20/2024		530.00	5,611.87
Adjustment Batch	12/23/2024		500.00	6,111.87
Account Void: Void Transaction	12/24/2024		-20.00	6,091.87
Lockbox	12/24/2024		20.00	6,111.87
Bank Reconcile: Interest Earned	12/31/2024		1.61	6,113.48

* voided check

Total Deposits / Adjustments:	**-32,092.20**	
Statement Balance:		**6,113.48**

Outstanding Items:

Bank Reconciliation Summary: Operating	**Account: *****2654**
G/L Balance:	6,113.48
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	6,113.48
Statement Balance:	6,113.48
G/L and Balance Difference:	0.00

P.O. Box 64084
Phoenix, AZ 85082
866-800-4656 (toll free)

First Citizens Bank.

12-31-24
274552654

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

27455 265 4 NOW ACCOUNT

Previous Balance	11-30-24	49,713.89
+Deposits/Credits	18	33,813.38
-Checks/Debits	20	83,528.88
-Service Charge		.00
+Interest Paid		1.61
Current Balance		.00
Days in Statement Period	31	

-INTEREST SUMMARY-

Interest Earned From 12/01/24 To 12/31/24	
Days in Period	31
Interest Earned	1.61
Annual Percentage Yield Earned	.05
Interest Paid this Year	14.39
Interest Withheld this Year	.00

-DESCRIPTIVE TRANSACTIONS-

Date	Description	Amount
12-02	Lockbox Deposit	1984.63
12-03	Lockbox Deposit	898.00
12-04	Lockbox Deposit	1015.00
12-05	Lockbox Deposit	500.00
12-06	Lockbox Deposit	250.00
12-09	Lockbox Deposit	1000.00
12-10	Image Deposit	500.00
12-10	Lockbox Deposit	260.00
12-11	Image Deposit	265.00
12-12	Lockbox Deposit	233.00
12-13	Lockbox Deposit	525.00
12-16	Lockbox Deposit	797.75
12-16	Image Deposit	250.00
12-17	WEB TFR TO 000274850957 RESERVE TRANSFER 143657004071	15473.75-
12-17	WEB TFR TO 000274850957 FUNDS TRANSFER VIA ONLINE 143844004077	50000.00-
12-17	Lockbox Deposit	765.00
12-18	Lockbox Deposit	1040.00
12-20	Lockbox Deposit	530.00
12-23	Image Deposit	500.00
12-30	Closing Tran	6113.48-
12-30	Interest Pymt	1.61

-EFT ACTIVITY-

Date	Description	Amount
12-02	888C646360447874 35590 GFL Environmenta	1093.11-

Continued on Next Page

Member FDIC

Equal Housing Lender

ENER-CON COMPANIES INC AGENT FOR

	V1893		
12-02	888C325806026580 35554		1368.00-
	Forest Green Rea		
	A1891		
12-04	CUDAHY CONNECTIO Assoc Pmt		22500.00
	202336771		
	-SETT-A228SFTP5		
12-04	888C538377201206 35554		70.00-
	EnerCon Companie		
	A1896		
12-04	888C538377201206 35554		175.00-
	EnerCon Companie		
	A1895		
12-04	888C538377201206 35554		185.33-
	EnerCon Companie		
	A1897		
12-05	888C831224291433 35554		937.22-
	Grunau Company I		
	A1898		
12-11	888C463503897217 35554		111.20-
	EnerCon Companie		
	A1901		
12-11	888C463503897217 35554		345.00-
	JanPro of Milwau		
	A1899		
12-11	888C463503897217 35554		1987.58-
	Legacy Landscapi		
	A1900		
12-17	CITY OF CUDAHY UTILITY		2050.78-
	CUDAHY CONNECTIONS CON		
	40126600		
12-17	CITY OF CUDAHY UTILITY		2107.77-
	CUDAHY CONNECTIONTIONS		
	40121000		
12-20	888C703282255875 35554		167.95-
	EnerCon Companie		
	A1903		
12-20	SPECTRUM SPECTRUM		216.72-
	KIRSTEN CAPPS		
	0976120		
12-20	SPECTRUM SPECTRUM		216.72-
	KIRSTEN CAPPS		
	0977153		

-CHECKS PAID-

No.	Date	Amount	No.	Date	Amount
1892	12-17	486.25	1894*	12-17	386.52
1902*	12-24	36.50			

-DAILY BALANCE SUMMARY-

Date	Balance	Date	Balance	Date	Balance
11-30	49713.89	12-02	49237.41	12-03	50135.41
12-04	73220.08	12-05	72782.86	12-06	73032.86
12-09	74032.86	12-10	74792.86	12-11	72614.08
12-12	72847.08	12-13	73372.08	12-16	74419.83
12-17	4679.76	12-18	5719.76	12-20	5648.37
12-23	6148.37	12-24	6111.87	12-30	

-OVERDRAFT CHARGES/REFUNDS SUMMARY

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account: *****0957
Statement Date: 12/31/2024
Linked Statement: None

G/L Balance: 217,819.77
Statement Balance: 217,819.77

Item	Date	Check #	Amount	Balance
			Previous Balance:	152,307.05
Reserve Transfer	12/17/2024		65,473.75	217,780.80
Bank Reconcile: Interest Earned	12/31/2024		38.97	217,819.77
	Total Deposits / Adjustments:		**65,512.72**	
			Statement Balance:	**217,819.77**

Outstanding Items:

Bank Reconciliation Summary: Reserve Account: *****0957

G/L Balance:	217,819.77
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	217,819.77
Statement Balance:	217,819.77
G/L and Balance Difference:	0.00

* voided check

P.O. Box 64084
Phoenix, AZ 85082
866-800-4656 (toll free)

First Citizens Bank.

12-31-24
274850957

ENER-CON COMPANIES INC AGENT FOR
CUDAHY CONNECTION DONDO ASSN
8575 W FOREST HOME AVE STE 140
GREENFIELD WI 53228-3470

27485 095 7 MONEY MARKET ACCOUNT

Previous Balance	11-30-24	152,307.05
+Deposits/Credits	2	65,473.75
-Checks/Debits	1	217,819.77
-Service Charge		.00
+Interest Paid		38.97
Current Balance		.00
Days in Statement Period	31	

-INTEREST SUMMARY-

Interest Earned From 12/01/24 To 12/31/24	
Days in Period	31
Interest Earned	38.97
Annual Percentage Yield Earned	.27
Interest Paid this Year	565.35
Interest Withheld this Year	.00

-DESCRIPTIVE TRANSACTIONS-

Date	Description	Amount
12-17	WEB TFR FR 000274552654 RESERVE TRANSFER 143657004071	15473.75
12-17	WEB TFR FR 000274552654 FUNDS TRANSFER VIA ONLINE 143844004077	50000.00
12-30	Closing Tran	217819.77-
12-30	Interest Pymt	38.97

-DAILY BALANCE SUMMARY-

Date	Balance	Date	Balance	Date	Balance
11-30	152307.05	12-17	217780.80	12-30	

-OVERDRAFT CHARGES/REFUNDS SUMMARY-

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

Cudahy Connection Condominium Association, Inc.

Balance Sheet

Posted 12/31/2024

Assets		
Cash		
Operating	6,113.48	
Funds with Ogden	1,000.00	
Reserve	217,819.77	
Total Cash	224,933.25	
Total Assets		*224,933.25*
Liabilities & Equity		
Equity		
Retained Earnings	234,164.19	
Net Income	(9,230.94)	
Total Equity	224,933.25	
Total Liabilities & Equity		*224,933.25*

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 12/1/2024 To 12/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Assessment Revenue							
Association Fees	19,005.00	19,000.00	209,989.83	228,000.00	(18,010.17)	7.90%	228,000.00
Prepaid Assessments	(27,387.97)	0.00	6,956.85	0.00	6,956.85	-100.00%	0.00
Special Assessment	36,893.00	38,000.00	36,893.00	38,000.00	(1,107.00)	2.91%	38,000.00
TOTAL Assessment Revenue	28,510.03	57,000.00	253,839.68	266,000.00	(12,160.32)	4.57%	266,000.00
Other Revenue							
Late Fees	122.75	0.00	562.75	0.00	562.75	-100.00%	0.00
Interest	1.61	0.00	14.39	0.00	14.39	-100.00%	0.00
Reserve Fund	(12,000.00)	0.00	114,800.00	0.00	114,800.00	-100.00%	0.00
Transfer Fees	0.00	0.00	1,100.00	0.00	1,100.00	-100.00%	0.00
Maint. Charge Back	0.00	0.00	869.50	0.00	869.50	-100.00%	0.00
Fines	0.00	0.00	50.00	0.00	50.00	-100.00%	0.00
Coupon Book	0.00	0.00	(48.65)	0.00	(48.65)	-100.00%	0.00
Income from Charter Comm	0.00	0.00	5,124.43	0.00	5,124.43	-100.00%	0.00
TOTAL Other Revenue	(11,875.64)	0.00	122,472.42	0.00	122,472.42	0.00%	0.00
TOTAL Income	16,634.39	57,000.00	376,312.10	266,000.00	110,312.10	-41.47%	266,000.00
Expense							
Administrative							
6000- Office Supplies	83.97	50.00	250.49	100.00	150.49	-150.49%	100.00
6020- Office Supplies	83.98	50.00	250.51	100.00	150.51	-150.51%	100.00
6000- Management Fees	684.00	684.13	8,749.00	8,210.00	539.00	-6.57%	8,210.00
6020- Management Fees	684.00	684.13	8,749.00	8,210.00	539.00	-6.57%	8,210.00
6000- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Legal Counsel Fees	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Licenses, Fees	0.00	0.00	92.50	112.50	(20.00)	17.78%	112.50
6020- Licenses, Fees & Pe	0.00	0.00	92.50	112.50	(20.00)	17.78%	112.50
6000- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
6020- Accounting Services	0.00	0.00	102.50	102.50	0.00	0.00%	102.50
Taxes	0.00	0.00	929.00	0.00	929.00	-100.00%	0.00
TOTAL Administrative	1,535.95	1,468.26	19,318.00	17,550.00	1,768.00	-10.07%	17,550.00
Fire Protection							
6000- Fire Alarm Monitoring	0.00	0.00	508.32	675.00	(166.68)	24.69%	675.00
6020- Fire Alarm Monitoring	0.00	0.00	508.32	675.00	(166.68)	24.69%	675.00
6000- Fire Protection Insp/F	468.61	1,000.00	1,266.03	1,500.00	(233.97)	15.60%	1,500.00
6020- Fire Protection Insp/F	468.61	1,000.00	1,266.04	1,500.00	(233.96)	15.60%	1,500.00
TOTAL Fire Protection	937.22	2,000.00	3,548.71	4,350.00	(801.29)	18.42%	4,350.00
Insurance							
6000- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6020- Insurance	0.00	0.00	20,897.00	10,840.00	10,057.00	-92.78%	10,840.00
6000- Restoration Repairs	0.00	0.00	(2,710.00)	0.00	(2,710.00)	-92.78%	0.00
TOTAL Insurance	0.00	0.00	39,084.00	21,680.00	17,404.00	-80.28%	21,680.00
Landscaping							
6000- Landscape Maint.	0.00	0.00	5,485.79	7,000.00	(1,514.21)	21.63%	7,000.00

Cudahy Connection Condominium Association, Inc.
Budget Vs. Actual Comparison
Posted 12/1/2024 To 12/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6020- Landscape Maint.	0.00	0.00	5,485.79	7,000.00	(1,514.21)	21.63%	7,000.00
6000- Landscape Improv.	0.00	0.00	0.00	2,500.00	(2,500.00)	100.00%	2,500.00
6020- Landscape Improv.	0.00	0.00	122.82	2,500.00	(2,377.18)	95.09%	2,500.00
6000- Snow Removal	993.79	960.00	4,883.30	4,800.00	83.30	-1.74%	4,800.00
6020- Snow Removal	993.79	960.00	4,883.30	4,800.00	83.30	-1.74%	4,800.00
6000- Irrigation System	0.00	0.00	576.00	650.00	(74.00)	11.38%	650.00
6020- Irrigation System	0.00	0.00	576.00	650.00	(74.00)	11.38%	650.00
TOTAL Landscaping	1,987.58	1,920.00	22,013.00	29,900.00	(7,887.00)	26.38%	29,900.00
Professional Reports							
Reserve Study	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
TOTAL Professional Reports	0.00	0.00	0.00	425.00	(425.00)	100.00%	425.00
Repairs and Maintenance							
6000- Gen Maint & Rep	398.43	541.63	3,635.91	6,500.00	(2,864.09)	44.06%	6,500.00
6020- Gen Maint & Rep	143.10	541.63	7,166.65	6,500.00	666.65	-10.26%	6,500.00
6000- Common Area Clean	172.50	195.87	2,359.64	2,350.00	9.64	-0.41%	2,350.00
6020- Common Area Clean	172.50	195.87	2,359.65	2,350.00	9.65	-0.41%	2,350.00
6000- Elevator Inspection/ I	0.00	0.00	2,623.24	2,500.00	123.24	-4.93%	2,500.00
6020- Elevator Inspection /	0.00	0.00	2,523.24	2,500.00	23.24	-0.93%	2,500.00
6000- Garage Door Mainter	0.00	0.00	1,250.00	1,000.00	250.00	-25.00%	1,000.00
6020- Garage Door Mainter	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Building Improvemen	0.00	0.00	52,425.57	0.00	52,425.57	-100.00%	0.00
6020- Building Improvemen	0.00	0.00	54,222.36	0.00	54,222.36	-100.00%	0.00
6000- Garage Cleaning	0.00	0.00	0.00	1,050.00	(1,050.00)	100.00%	1,050.00
6020- Garage Cleaning	0.00	0.00	0.00	1,050.00	(1,050.00)	100.00%	1,050.00
6000- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6020- Carpet Cleaning	0.00	0.00	0.00	1,000.00	(1,000.00)	100.00%	1,000.00
6000- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6020- Common Furniture	0.00	0.00	0.00	250.00	(250.00)	100.00%	250.00
6000- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
6020- Dryer Vent Cleaning	0.00	0.00	2,405.40	550.00	1,855.40	-337.35%	550.00
TOTAL Repairs and Maintena	886.53	1,475.00	133,377.06	30,400.00	102,977.06	-338.74%	30,400.00
Reserve							
Reserve Transfer	53,473.75	53,473.75	99,895.00	99,895.00	0.00	0.00%	99,895.00
TOTAL Reserve	53,473.75	53,473.75	99,895.00	99,895.00	0.00	0.00%	99,895.00
Utility							
6000- Electric & Gas	386.52	708.37	5,887.68	8,500.00	(2,612.32)	30.73%	8,500.00
6020- Electric & Gas	486.25	708.37	7,476.96	8,500.00	(1,023.04)	12.04%	8,500.00
6000- Water & Sewer	2,107.77	2,000.00	11,573.20	12,000.00	(426.80)	3.56%	12,000.00
6020- Water & Sewer	2,050.78	2,000.00	12,165.71	12,000.00	165.71	-1.38%	12,000.00
6000- Refuse Disposal	546.55	500.00	5,722.37	6,000.00	(277.63)	4.63%	6,000.00
6020- Refuse Disposal	546.56	500.00	5,862.51	6,000.00	(137.49)	2.29%	6,000.00
6000- Internet (Security)	108.36	166.63	1,318.52	2,000.00	(681.48)	34.07%	2,000.00
6020- Internet (Security)	108.36	166.63	1,332.19	2,000.00	(667.81)	33.39%	2,000.00
6000- Cable	0.00	83.37	37.91	1,000.00	(962.09)	96.21%	1,000.00
6020- Cable	0.00	83.37	37.91	1,000.00	(962.09)	96.21%	1,000.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 12/1/2024 To 12/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
6000- Phone Lines	108.36	116.63	1,267.50	1,400.00	(132.50)	9.46%	1,400.00
6020- Phone Lines	108.36	116.63	1,285.16	1,400.00	(114.84)	8.20%	1,400.00
TOTAL Utility	6,557.87	7,150.00	53,967.62	61,800.00	(7,832.38)	12.67%	61,800.00
TOTAL Expense	65,378.90	67,487.01	371,203.39	266,000.00	105,203.39	-39.55%	266,000.00
Excess Revenue / Expense	(48,744.51)	(10,487.01)	5,108.71	0.00	5,108.71	0.00%	0.00

Cudahy Connection Condominium Association, Inc.

Budget Vs. Actual Comparison

Posted 12/1/2024 To 12/31/2024 11:59:00 PM

	Current Month Reserve		Year to Date Reserve				
	Actual	Budget	Actual	Budget	$ Var	% Var	Annual
Income							
Other Revenue							
Interest	38.97	0.00	565.35	0.00	565.35	-100.00%	0.00
Reserve Fund	53,473.75	53,473.75	99,895.00	99,895.00	0.00	0.00%	99,895.00
TOTAL Other Revenue	53,512.72	53,473.75	100,460.35	99,895.00	565.35	-0.57%	99,895.00
TOTAL Income	53,512.72	53,473.75	100,460.35	99,895.00	565.35	-0.57%	99,895.00
Expense							
Reserve							
Reserve Transfer	(12,000.00)	0.00	114,800.00	0.00	114,800.00	-100.00%	0.00
TOTAL Reserve	(12,000.00)	0.00	114,800.00	0.00	114,800.00	0.00%	0.00
TOTAL Expense	(12,000.00)	0.00	114,800.00	0.00	114,800.00	0.00%	0.00
Excess Revenue / Expense	65,512.72	53,473.75	(14,339.65)	99,895.00	(114,234.65)	114.35%	99,895.00

A/R Delinquency

Thursday, January 2, 2025 13:44

Posted Date 12/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
12001	Owner	Late Fee	Castro,Damary	25.00	755.00	0.00	25.00	805.00
11000	Owner	Late Fee	Rahn,Jacob Glicklich and Sara	25.00	500.00	0.00	0.00	525.00
10669	Owner	Late Fee	Beckemeier,Laureen	25.00	480.00	0.00	0.00	505.00
10638	Owner	Late Fee	Goeden,Ralph	25.00	25.00	0.00	0.00	50.00
11225	Owner	Late Fee	Ludke,Barbara J.	25.00	0.00	0.00	0.00	25.00
17699	Owner	Late Fee	Ebarp,Judy Berdan and Erik	0.00	20.00	0.00	0.00	20.00
12232	Owner	Late Fee	Nameth,Mary S.	2.25	0.00	0.00	0.00	2.25
Count: 7				127.25	1,780.00	0.00	25.00	1,932.25

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
6000 Maintenance Chargeb	40019	648.00
Late Fee	40019	177.25
Special Assessment	40019	1,107.00
		1,932.25

Advanced Payments

Thursday, January 2, 2025 13:45

Posted Date 12/31/2024

Cudahy Connection Condominium Association, Inc.

Acct #	Status		Resident Contact	Current	30 - 59 Days	60 - 89 Days	>90 Days	Balance
17093	Owner		Hoya,Jessica and Richard	0.00	-4.00	0.00	0.00	-4.00
19145	Owner		McGovern,Elizabeth	0.00	0.00	0.00	-50.00	-50.00
11203	Owner		Marinello,Pamela A.	0.00	-50.00	0.00	0.00	-50.00
17315	Owner	Late Fee	Kramer,David	-55.00	0.00	0.00	0.00	-55.00
10686	Owner		Foro,Jennifer	0.00	-85.25	0.00	0.00	-85.25
10654	Owner		Investments LLC,Grandville	0.00	0.00	-235.00	0.00	-235.00
18056	Owner	Late Fee	Thompson Kane and Co, Inc.,E	-250.00	0.00	0.00	0.00	-250.00
17541	Owner		Juchniewicz,Toni	0.00	0.00	-250.00	-5.00	-255.00
16743	Owner		Vedder,Anne and Robert	0.00	-250.00	-5.00	0.00	-255.00
10655	Owner	Late Fee	Burazin,Colleen	-265.00	0.00	0.00	0.00	-265.00
15615	Owner		Grochowski,Vera	-265.00	0.00	0.00	0.00	-265.00
10657	Owner		Malek,James and Linda	-265.00	0.00	0.00	0.00	-265.00
10674	Owner		Leonhardt,Terry L	-265.00	0.00	0.00	0.00	-265.00
10636	Owner		Normington,Roy	0.00	-1,640.60	0.00	0.00	-1,640.60
10676	Owner		Neuburg,Mary	0.00	0.00	-3,017.00	0.00	-3,017.00
Count:	15			-1,365.00	-2,029.85	-3,507.00	-55.00	-6,956.85

Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
76	0	76	71	5	93.42%

Charge Code Summary

Description	G/L Acct #	Amount
Credit Assessment	40000	-50.00
Payment	10000	-6,906.85
		-6,956.85

AP Check Register with Detail

Check Date 12/1/2024 To 12/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense		Department	Amount	Status
		Memo				
Operating						**13**
Auto	12/11/2024	28879	**City of Cudahy Water/Sewer Dept.**		2,050.78	PAID
Inv. # 4012660012032024		6001-1	6020- Water & Sewer 6020 - 9/1/24 - 10/31/24 Water & Sewer	Operating	2,050.78	
Auto	12/11/2024	28880	**City of Cudahy Water/Sewer Dept.**		2,107.77	PAID
Inv. # 4012100012032024		6001	6000- Water & Sewer 6000 - 9/1/24 - 10/31/24 Water & Sewer	Operating	2,107.77	
1891	12/2/2024	28790	**Ener-Con Companies, Inc.**		1,368.00	PAID
Inv. # 49833		6012	6000- Management Fees December 2024 Management Fees	Operating	684.00	
Inv. # 49833		6012-1	6020- Management Fees December 2024 Management Fees	Operating	684.00	
1892	12/2/2024	28791	**We Energies**		486.25	PAID
Inv. # 5256568889		6000-1	6020- Electric & Gas 6020 - 10/16/24 - 11/14/24 Gas & Electric	Operating	486.25	
1893	12/2/2024	28792	**Wrangler Holdco Corp.**		1,093.11	PAID
Inv. # U80000354297		6022	6000- Refuse Disposal December 2024 Refuse	Operating	546.55	
Inv. # U80000354297		6022-1	6020- Refuse Disposal December 2024 Refuse	Operating	546.56	
1894	12/2/2024	28794	**We Energies**		386.52	PAID
Inv. # 5260647592		6000	6000- Electric & Gas 6000 - 10/21/24 - 11/19/24 Gas & Electric	Operating	386.52	
1895	12/3/2024	28808	**Ener-Con Companies, Inc.**		175.00	PAID
Inv. # 49794		6009-1	6020- Gen Maint & Rep 11/11/24 Monthly Property Inspection	Operating	87.50	
Inv. # 49794		6009	6000- Gen Maint & Rep 11/11/24 Monthly Property Inspection	Operating	87.50	
1896	12/3/2024	28809	**Ener-Con Companies, Inc.**		70.00	PAID
Inv. # 49783		6009	6000- Gen Maint & Rep Investigate leak in garage, coming from relief valve on water heater	Operating	70.00	
1897	12/3/2024	28813	**Ener-Con Companies, Inc.**		185.33	PAID
Inv. # 49931		6009	6000- Gen Maint & Rep 11/11/24 Monthly Inspection	Operating	92.66	
Inv. # 49931		6009	6000- Gen Maint & Rep 11/11/24 Monthly Inspection	Operating	92.67	
1898	12/4/2024	28815	**Grunau Company, Inc.**		937.22	PAID
Inv. # 1052F314133		6015	6000- Fire Protection Insp/Rep Annual Fire Alarm Inspection	Operating	468.61	
Inv. # 1052F314133		6015-1	6020- Fire Protection Insp/Rep Annual Fire Alarm Inspection	Operating	468.61	
1899	12/11/2024	28847	**R.E. Johnsen LLC**		345.00	PAID
Inv. # 176142		6026	6000- Common Area Cleaning December 2024 Janitorial	Operating	172.50	

AP Check Register with Detail

Check Date 12/1/2024 To 12/31/2024 11:59:00 PM

Cudahy Connection Condominium Association, Inc.

Check #	Check Date	Ctrl #	Vendor			
Invoice #		Expense Memo		Department	Amount	Status
Inv. # 176142		6026-1	6020- Common Area Cleaning December 2024 Janitorial	Operating	172.50	
1900	12/11/2024	28854	**Legacy Landscaping LLC**		1,987.58	PAID
Inv. # 227527		6004	6000- Snow Removal 2 of 5 Snow Removal	Operating	993.79	
Inv. # 227527		6004-1	6020- Snow Removal 2 of 5 Snow Removal	Operating	993.79	
1901	12/11/2024	28857	**Ener-Con Companies, Inc.**		111.20	PAID
Inv. # 49956		6009	6000- Gen Maint & Rep 12/4/24 Monthly Inspection	Operating	55.60	
Inv. # 49956		6009-1	6020- Gen Maint & Rep 12/4/24 Monthly Inspection	Operating	55.60	
1903	12/20/2024	28932	**Ener-Con Companies, Inc.**		167.95	PAID
Inv. # 49982		6007	6000- Office Supplies 6/27/24 - 12/10/24 Postage	Operating	83.97	
Inv. # 49982		6007-1	6020- Office Supplies 6/27/24 - 12/10/24 Postage	Operating	83.98	
				Total	**11,471.71**	
				Voided	**0.00**	
				Operating TOTAL $	**11,471.71**	